

DRC September 10, 2012 Regular Meeting Minutes 1/2

**Town of Vernon
Design Review Commission (DRC)
Minutes - Regular Meeting
Monday, September 10, 2012, 7:00 P.M.
Vernon Town Hall, 3rd Floor, 14 Park Place
Rockville/Vernon, CT**

RECEIVED
VERNON TOWN CLERK

12 SEP 25 PM 2:45

1. Call to Order & Roll Call

- ◆ **Meeting was called to order at 7:00 P.M.**
- ◆ **Regular Members Present:** Dan Robertson, Bob McGarity, Howard Steinberg and Michael Guminiak.
- ◆ **Alternate Members Present:** None
- ◆ **Staff Present:** Shaun Gately, Economic Development Coordinator
- ◆ **Recording Secretary:** James Krupienski

2. Approval of Minutes of August 6, 2012 meeting.

- ◆ **Michael Guminiak, seconded by Bob McGarity moved a Motion to approve the August 6, 2012 Regular Meeting Minutes. Motion carried unanimously.**

3. Amendments to Agenda

- ◆ **None**

4. Referrals from PZC and/or Planning Department

Application [PZ-2012-17] of The Stop & Shop Supermarket Company, LLC for a Site Plan of Development & Special Permit for the construction of a Fuel Facility at #793 Talcottville Road (Assessor's ID: Map # 07, Block #0002, Lot/Parcel #00079)

- ◆ **Thomas Cody, Robinson & Cole, Representing:**
 - ◆ **Taylor Dowdy, VHB**
 - ◆ **Chrisina Morreau, Agnoli Signage**
 - ◆ **Megan Scranton**
- ◆ **Previously approved signalized intersection currently underway.**
- ◆ **Supplied commission members with booklet regarding compliance with current Zoning Regulations, existing site conditions, photos of recently constructed sites, signage and canopy design; proposed lighting styles and proposed site plan.**
- ◆ **Taylor Dowdy:**
 - ◆ **East side heavily landscaped with bio-retention basin;**
 - ◆ **135' x 20' long canopy proposed over five (5) pumps;**
 - ◆ **UGST adjacent to pumps – 40,000 gals**
 - ◆ **Pylon sign proposed at drive entrance with Stop & Shop and two(2) additional sign panels;**
 - ◆ **Five (5) full-cutoff led Light poles;**
- ◆ **Christine Morreau, Agnoli Signs**
 - ◆ **PVC Lettering, non-illuminated with vinyl decals the length of the canopy;**
 - ◆ **LED gas signage on canopy;**
- ◆ **Michael Guminiak indicated concern with turning radius for refueling vehicle.**
- ◆ **Dan Robertson, seconded by Howard Steinberg moved a Motion to Accept the Application as presented. Motion carried unanimously.**

Application [PZ-2012-18] of the Olender Family Limited Partnership for a Site Plan of Development & Special Permit for the construction a 8900 sq ft addition at 704 Talcottville Road (Assessor's ID: Map # 07, Block #0025, Lot/Parcel #00014)

◆ **Dave Olender, Owner:**

- ◆ **Proposing an 8,500 sq/ft addition on the southern side of the property.**
- ◆ **Utilizing concrete block and brick façade.**
- ◆ **Rear parking area will be created behind the proposed structure;**
- ◆ **Addition 120' x 70';**
- ◆ **Existing fencing will be relocated to the building edge after construction.**
- ◆ **Bob McGarity, seconded by Howard Steinberg moved a Motion to accept the Application as presented. Motion carried unanimously.**

5. Administrative/Action

A. Correspondence

- ◆ **None**

B. Membership

- ◆ **Chairman requested the need for additional members be conveyed to the Administration.**
- ◆ **Dan Robertson requested that Staff supply updated membership of expiring members.**
- ◆ **Shaun Gatley indicated he would contact Administration regarding membership issues.**

C. Other

- ◆ **Chairman requested that the commission address its questions under the guidelines the commission reviews and utilize the Design Review Checklist.**
- ◆ **Bob McGarity requested having applicant materials be supplied prior to the meeting for review.**
- ◆ **Howard Steinberg requested PZC approvals information be supplied to the commission.**
- ◆ **Commissioners will make the attempt to attend PZC meetings for additional information and comment.**

6. Guidelines

- ◆ **Daniel Robertson questioned the commission if there were any comments.**
 - ◆ **Staff will contact Town Planner regarding possible review of guidelines by PZC in a joint meeting.**

7. Other Business

- ◆ **None**

8. Adjournment

- ◆ **Howard Steinberg, seconded by Bob McGarity moved a Motion to Adjourn. Motion carried unanimously.**
- ◆ **Meeting adjourned at 8:04 P.M.**

James Krupienski
Recording Secretary